

May 17, 2011

Barry Wood
Director, Assessment Division
DLGF

Re.: Elkhart County 2011 Ratio Study

This narrative is supplemental to the Microsoft Excel spreadsheet containing the **Elkhart County 2011 Ratio Study** data. The excel file named Elkhart County 2011 Ratio Study contains a tab for each of the seven required classes of property to be analyzed as well as a summary tab with a synopsis of the required data. The excel file does not contain formulas used showing the calculations as another software package was used to perform the analysis.

Residential Vacant: There is minimal valid sales data. Only Concord Township has sufficient sales data to analyze in the Ratio Study. The remaining valid sales are combined and analyzed and listed as Combined Remainder.

Commercial Improved and Commercial Vacant: There is minimal valid Commercial Improved sales data to analyze. Only the townships of Concord and Elkhart have sufficient sales data to analyze. The remaining valid Commercial Improved sales are combined and analyzed and listed as Combined Remainder. There are no valid Commercial Vacant sales.

Industrial Improved and Industrial Vacant: There is minimal valid Industrial Improved sales data to analyze. Therefore, all valid sales are combined and analyzed and listed as Combined County Wide. There are no valid Industrial Vacant sales.

Agricultural Improved: There is minimal valid sales data. Only Benton Township has sufficient sales data to analyze. The remaining valid sales are combined and analyzed and listed as Combined Remainder.

Lastly, some multi-parcel sales were analyzed and are included in the Ratio Study. I have made those parcels bold in each property class tab. Also, at the bottom of each property class excel sheet I have listed the parcel(s) associated with each multi-parcel sale.

Hopefully this narrative will assist you in your review of the Elkhart County 2011 Ratio Study.

Respectfully Submitted,
Cathy Searcy
Elkhart County Assessor